

Ashiana Aaroham Sector 80: The Apex of Family-First Living

In the high-octane real estate market of the National Capital Region, homeowners are shifting their focus from simple luxury to "intentional living." [Ashiana Aaroham Sector 80 Gurgaon](#) is the quintessential response to this demand. As we move into 2026, this RERA-registered development has established itself as the premier "**Curated Kid-Centric**" sanctuary, specifically engineered for urban, dual-income parents who prioritize their child's holistic development without sacrificing their own premium lifestyle.

Strategic Location: The Serene Edge of Sector 80

Located in the promising corridor of **Sector 80, Gurgaon**, the project offers a unique "dual-lifestyle" advantage—unmatched connectivity paired with a tranquil "urban-forest" atmosphere.

- **Connectivity Matrix:** Situated just 8 minutes from **NH-48** and 10 minutes from the **Dwarka Expressway**, residents enjoy rapid transit to IGI Airport (30 mins), Cyber City, and the Southern Peripheral Road (SPR).
- **A Natural Shield:** Flanked by the **270-acre Karma Lakelands Golf Course** and the **300-acre NSG Command Centre**, the community is naturally shielded from the noise and pollution of central Gurgaon.
- **Elite Education:** Proximity to top-tier schools like **DPS Manesar** and **Bal Bharti Public School** ensures the "school run" is efficient and stress-free.

The "Live & Learn" Architecture

Ashiana Aaroham is defined by its "**Behtar Parvarish Ka Pata**" (Address for Better Upbringing) philosophy. The project features a massive **40,000 sq. ft. clubhouse** and a dedicated **6,000 sq. ft. Learning Hub**.

- **Curated Curriculum:** In partnership with expert advisors, the project offers on-site coaching in music, dance, theatre, and STEM.
- **Safety First:** A completely **traffic-free podium** ensures children can bike, run, and explore safely.
- **Play Streets:** Recreating nostalgic outdoor joy with dry fountains, hopscotch tracks, mazes, and treehouses.

Wellness-First Residences

Spread over **10.8 acres** with nearly **80% open greenery**, the architecture emphasizes health and space. Every home at Ashiana Aaroham features:

- **Centrally Treated Fresh Air (CTFA):** Utilizing HEPA-filtered systems to ensure pristine indoor air quality year-round.
- **Climate Mastery:** Hot and cold inverter ACs provided in all rooms as standard.
- **Low Density:** Only 6 towers with approximately **50 units per acre**, providing a sense of privacy rare in high-rise developments.

Investment Snapshot (January 2026)

With a RERA-registered possession starting in **October 2030** (GGM/1014/746/2025/117), the project offers a strong appreciation runway. Sector 80 has seen a **19.23% price growth** in the last 12 months alone.

Configuration	Carpet Area	Starting Price
3 BHK + 3T	1,057 sq. ft.	₹2.99 Cr*
3 BHK + 3T (Large)	1,223 sq. ft.	₹3.46 Cr*
4 BHK + 4T	1,521 sq. ft.	₹4.08 Cr*
4 BHK Duplex	1,521 sq. ft.	₹4.19 Cr*

Conclusion

Ashiana Aaroham Sector 80 Gurgaon is more than a residence; it is a long-term commitment to your family's happiness. With Ashiana's 45-year legacy of maintenance excellence and a unique focus on childhood, it remains the most valuable choice for those seeking growth, safety, and a future-ready home.